

Section 39. Historic Landmark

- A. Establishment of "H" zoning designation as a historic landmark subdistrict. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "H" indicating a Historic Landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The "H" designation shall apply to those premises, lots or tracts designated through procedures set forth herein. Additional principal and accessory uses may be permitted in any specific "H" subdistrict and shall be enumerated in the ordinance establishing such historic landmark subdistrict, provided such uses are included in the zoning application. Such suffix shall not affect the legal use of the property and the basic underlying zoning of the property except as provided in the ordinance establishing the subdistrict.
- B. HISTORIC LANDMARK - DEFINED: As used in this Section, the term "Historic Landmark" shall mean any buildings, land, areas or districts of historical, architectural, archaeological or cultural importance or value, which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and welfare of the people.
- C. DECLARATION OF POLICY: The City Council hereby finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people.
- D. HISTORIC LANDMARKS - DESIGNATION: The City Council may designate certain buildings, land, areas, and districts in the City as historic landmarks and define, amend and delineate the boundaries thereof. The procedure to be followed to establish a historic landmark designation shall be the same as that required to amend, repeal or alter the zoning on a tract, a parcel of land under Section 48 relating to conditional uses. After all notice requirements of State Zoning Statutes have been complied with and all required public hearings conducted pursuant to said State Statutes and upon receipt of the Planning and Zoning Commission's recommendations, the City Council may designate the building, land, area or district within the "H" suffix. The suffix "H" shall indicate the zoning subdistrict designation of those buildings, land, areas and districts which the City Council has designated historic landmarks. Such designation shall be in addition to any other zoning district designation established in the Comprehensive Zoning Ordinance. All Zoning District maps shall reflect the designation of a historical landmark subdistrict by the letter "H" as a suffix.

- E. HISTORIC LANDMARKS - CRITERIA TO BE USED IN DETERMINATION: In making such designation as set forth in Section D above, the City Council and the Planning and Zoning Commission shall consider one or more of the following criteria:
1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas, or the United States;
 2. Identification with a person or persons who significantly contributed to the culture and development of the City;
 3. Location as the site of a significant historic event;
 4. Exemplification of the cultural, economic, social or historical heritage of the City;
 5. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historical, cultural or architectural motif;
 6. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
 7. Value as an aspect of community sentiment or public pride.
 8. Detailed recommendation from the Historic Preservation Commission.
- F. PRESENT USE NOT AFFECTED: Use classifications of all property included in a historic landmark subdistrict shall continue to be governed by the Comprehensive Zoning Ordinance of the City.
- G. OFF-STREET PARKING AND LOADING: Due to the development nature of property with a Historic Landmark Designation, it is recognized that conventional off-street parking, loading, and development standards required by Section 56, 57, and 58 of the comprehensive zoning ordinance for individual lots may be difficult to provide. Any uses proposed with a Historic Landmark Designation may present a plan for parking to the Planning and Zoning Commission and the Planning and Zoning Commission may determine different amounts and methods in establishing off-street parking.